

Burnett, James

From: Planning (SMDC)
Subject: FW: SMD/2016/0602 - Grove Garage, Kingsley Road, Cellarhead - ADDENDUM

From: Massey, Steven
Sent: Thursday, December 08, 2016 9:26 AM
To: Johnston, Christopher
Cc: Planning (SMDC)
Subject: SMD/2016/0602 - Grove Garage, Kingsley Road, Cellarhead - ADDENDUM

Chris, an additional comment:

I'd suggest we should impose the following condition regarding the landscaping of the site:

1. The landscaping scheme including boundary treatments shown on A C Bailey "Site Plan" Drg. No. 1422-00 shall be fully implemented before the end of the first available dormant season (November to February inclusive) following completion of the development hereby approved. The trees, shrubs, hedges and grass planted or seeded in accordance with this landscaping scheme shall be properly maintained for a period of 5 years following planting. Any plants which within this period are damaged, become diseased, die, are removed or otherwise fail to establish shall be replaced during the next suitable season.

Steve Massey

Arboricultural Officer / Operational Services
Staffordshire Moorlands District Council and High Peak Borough Council

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From: Massey, Steven
Sent: 07 December 2016 17:57
To: Johnston, Christopher
Cc: Planning (SMDC)
Subject: SMD/2016/0602 - Grove Garage, Kingsley Road, Cellarhead

Chris,

I have the following comments on this application:

The application seeks reserved matters approval for layout, scale, appearance and landscaping following an earlier outline planning permission (SMD/2013/0903) which included approval of access.

There are no significant trees within or immediately adjacent to the application site which would be affected by the proposed development, including the detailed layout now submitted. I have no objection on grounds of impact on trees. No temporary tree protection conditions are required.

The application includes a detailed landscape scheme. This proposes suitable native species for new hedging, massed shrubs and most of the tree planting, together with some wildflower grass areas, which is considered an appropriate approach for this semi-rural location. New dry stone walling is proposed for the site frontage which again is in keeping and appropriate. The southern and western boundaries are proposed as post and rail fencing with netting and barbed wire which is appropriately agricultural in character. Given the retention of part of the large agricultural building immediately to the south of Plots 3 – 5, and the established field hedgerows and mature trees a short distance beyond the western boundary, the fact that the boundary treatment comprises open fencing rather than screen planting is not an issue in this instance, and there are some trees shown to the rear boundaries of Plots 1 and 2.

The submitted landscape scheme is considered appropriate to approve under reserved matters.

I would suggest an informative note be added to the decision notice advising that the indicated *Prunus avium* (Wild Cherry) tree to the frontage of Plot 5 is considered too large a species at too close a proximity to the dwelling to allow reasonable growth and development to maturity without overbearing encroachment on and potential damage to the building. A smaller species from the schedule such as Rowan (*Sorbus aucuparia*) is suggested, and to be located approximately 5m from the building elevations (eg near the side boundary hedge to the plot frontage, near the end of the cul-de-sac turning head).

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